HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2011

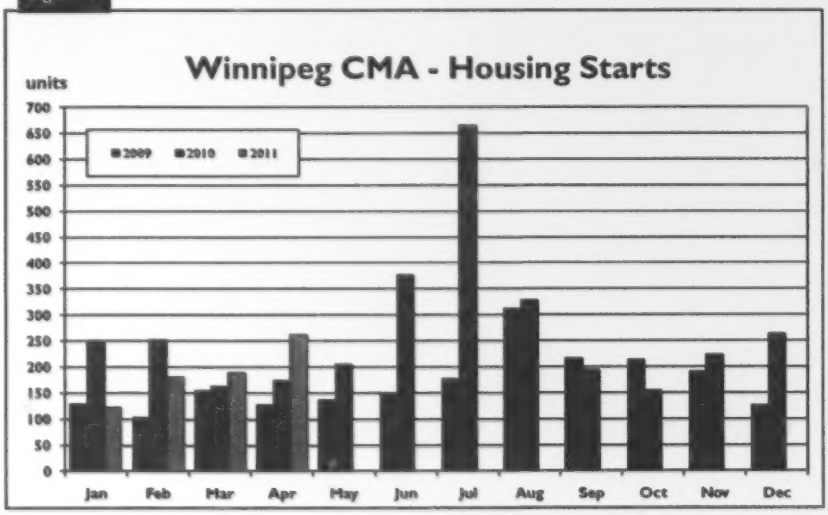
New Home Market

Winnipeg housing starts move higher in April

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 261 units in April, up from 174 in April 2010. The increase occurred in both multiple unit and single-detached starts. Notwithstanding April's elevated pace of production, total starts for the first four months of 2011 are lagging, numbering 751 units compared to 837 units recorded during the same period of 2010.

The Winnipeg CMA recorded 161 single-detached starts in April, up four per cent from the 155 started in the same month of 2010. The increase in single-detached starts in April could be attributed to advances in municipalities outside the City of Winnipeg, where there were 23 foundations poured in April 2011,

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
4 Maps of Winnipeg
10 Housing Now Report Tables
11 Summary by Market
17 Starts
21 Completions
24 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

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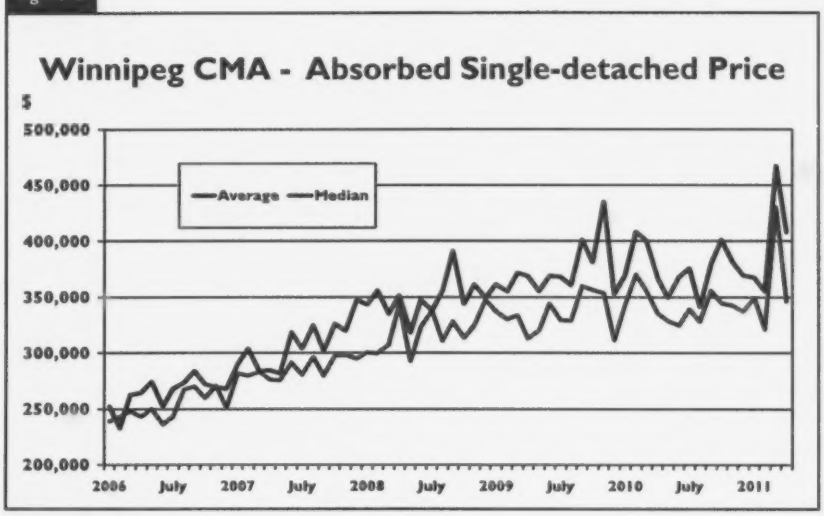
Figure 2



Source: CMHC

64 per cent more than in April of 2010. This helped bring the number of single-detached homes under construction at the end of April to 1,202 units, 28 per cent more than in April of last year and the highest number since 1989. With this elevated level of activity, single-detached builders are managing to keep pace with last year's strong performance. After four months of production, single-detached starts numbered 509 units, only 10 fewer than the 519 units that were started during the same period one year earlier.

Across the CMA, single-detached completions in April numbered only 26 units, a decrease of 76 per cent compared to the 109 units that were completed in April 2010. As a result, year to date completions are down 45 per cent compared to 2010. Correspondingly, absorptions also declined 64 per cent year-over-year in April, and now stand at 248 year-to-date, representing a decline of 25 per cent over the first four months of 2010. With absorptions outpacing completions thus far, the inventory of completed and unoccupied single-detached homes has declined by 20 percent year-over-year, numbering 113 units in April 2011 compared to 134 units in the corresponding month of 2010. This represents the lowest number of units in inventory since 2004.

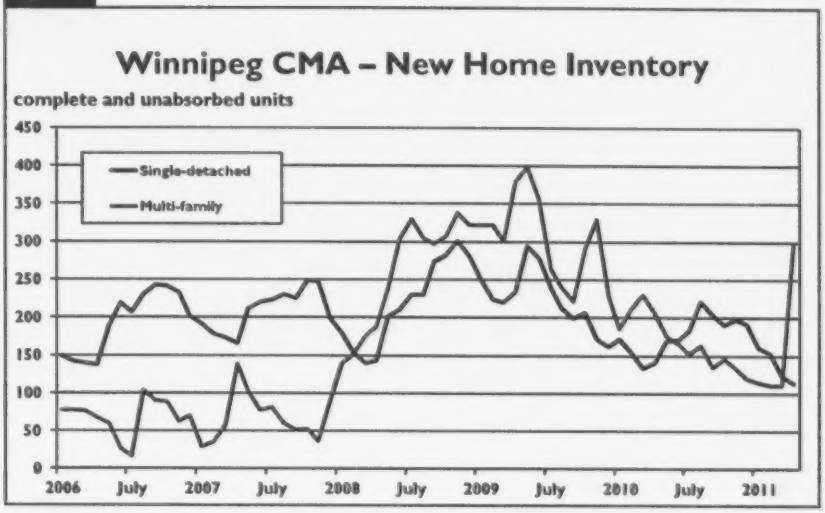
The average price of a new single-detached home absorbed in April in the Winnipeg CMA was $408,164, 11 per cent higher than in April of 2010. This brings the year-to-date average price to $400,247, 5.4 per cent higher than one year earlier. After four months of activity, the market share of homes priced above $425,000 has increased six percentage points and now stands at 29 per cent. Meanwhile, the year-to-date median price of all absorbed single-detached homes in April was $358,000, 3.7 per cent greater than it was over the corresponding period of last year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 100 units break ground in April. This was substantially more than the 19 starts recorded one year earlier. A total of 242 multiple-family units have been started year-to-date, 24 per cent fewer than the 318 started a year earlier. After four months of activity, the tenure of multi-family starts has been skewed towards the ownership market with only 31 per cent rental, compared to the same period last year when the tenure split was nearly even. The total number of multi-family units under construction was 1,165 in April, almost double what it was during the corresponding period last year.

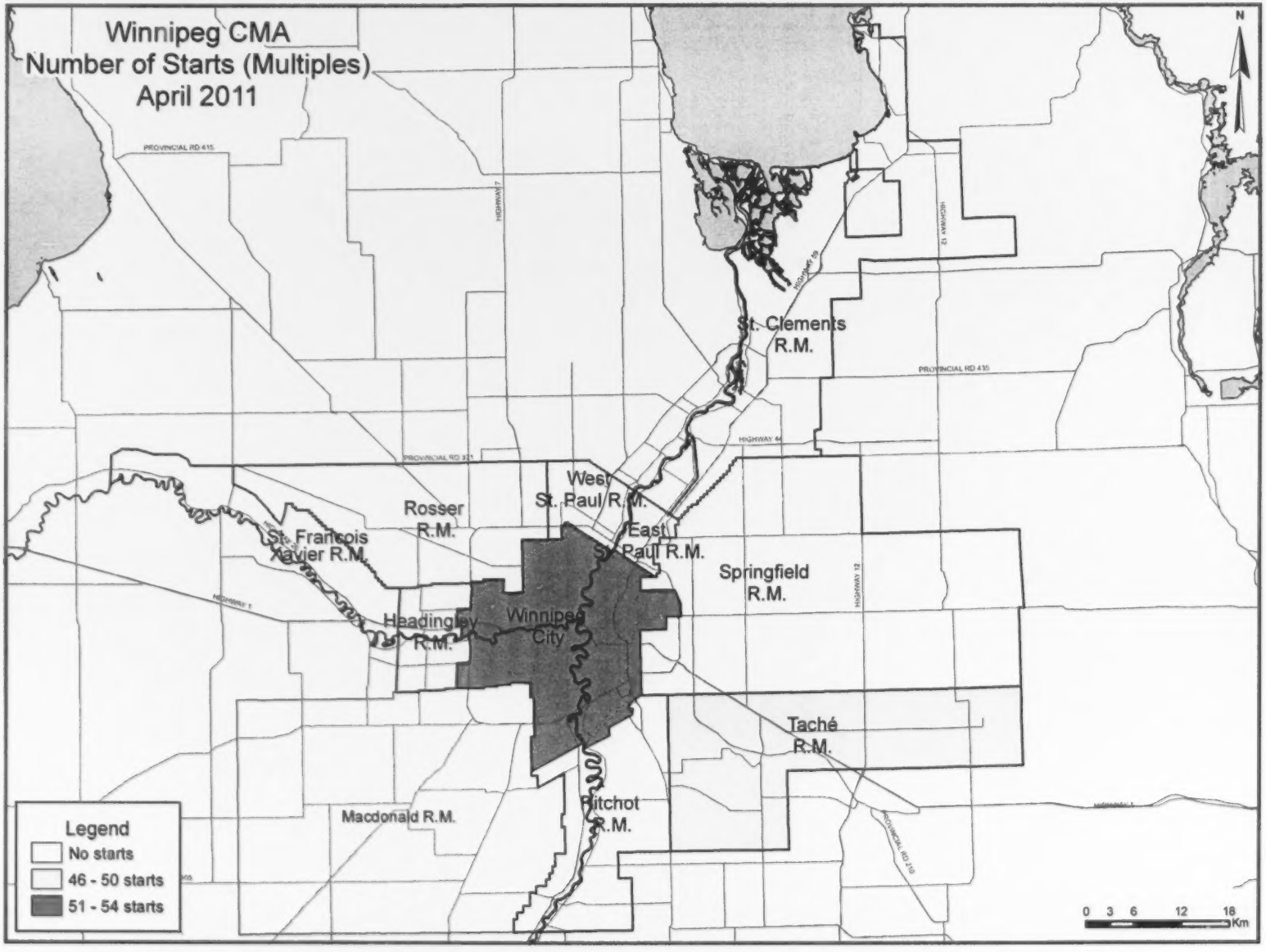
Meanwhile, there were 321 multi-family units completed during the month of April, bringing the total

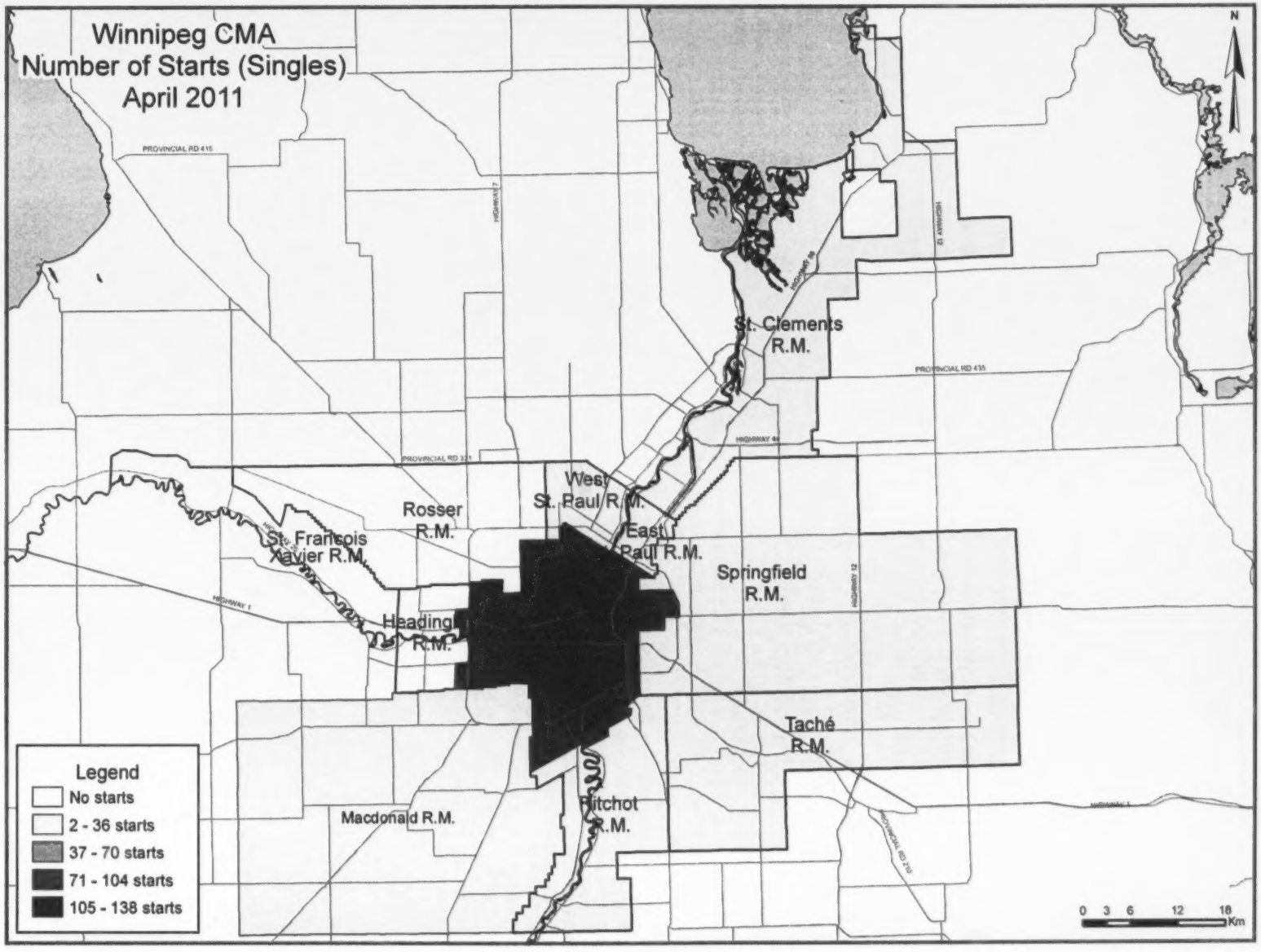
number of units completed during the first four months of the year to 349 units, 30 per cent more than during the first four months of 2010. There were 133 multi-family units absorbed in April 2011, more than five times the number absorbed in April 2010. Nevertheless, the total number of units absorbed year-to-date, at 170 units, continues to lag last year's corresponding total by 42 per cent. As a result of the high number of recently completed apartments awaiting absorption, the inventory of multi-family units completed and not absorbed in April rose to 297 units, 43 per cent greater than it was in April 2010.

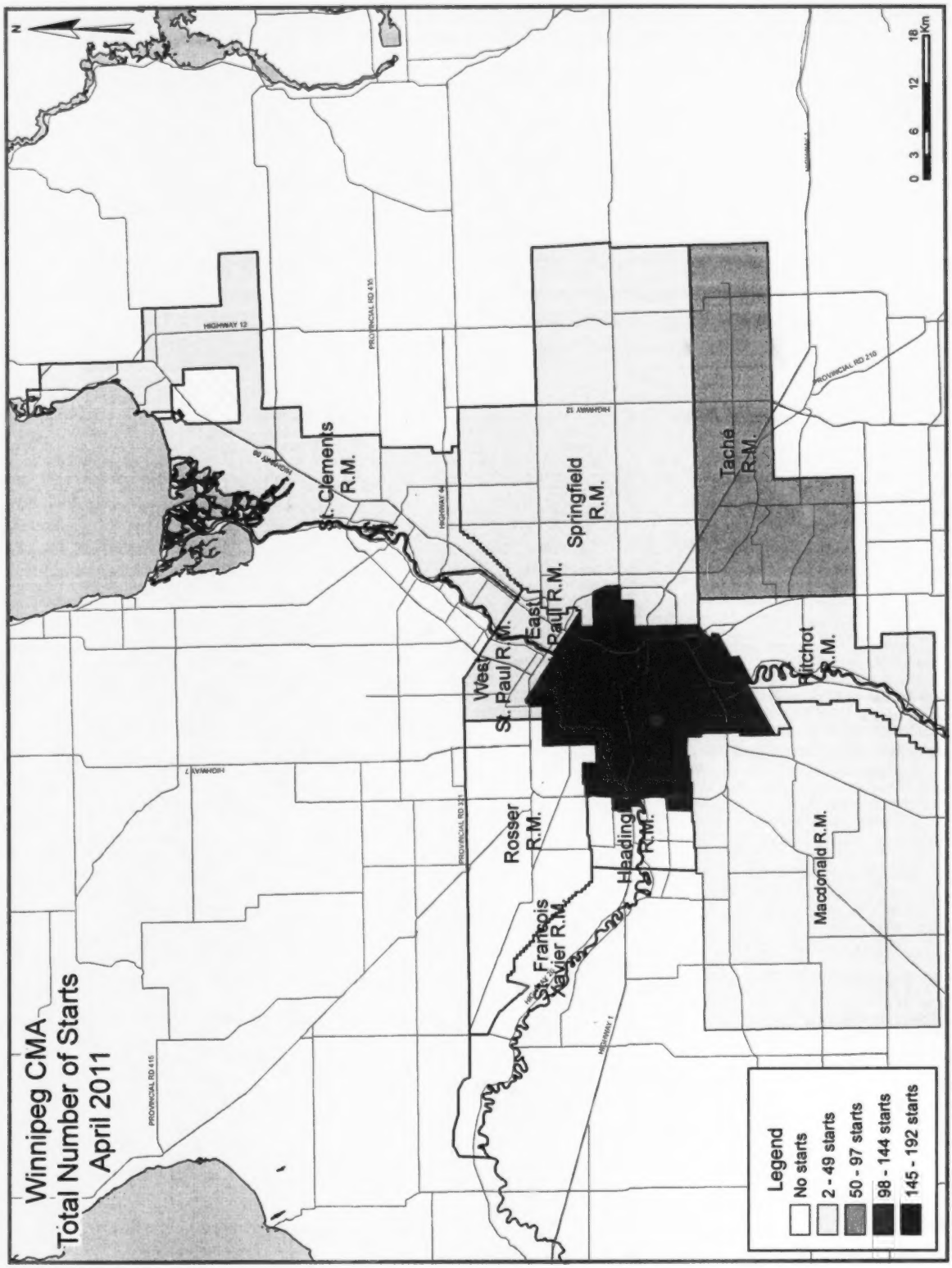
Figure 3

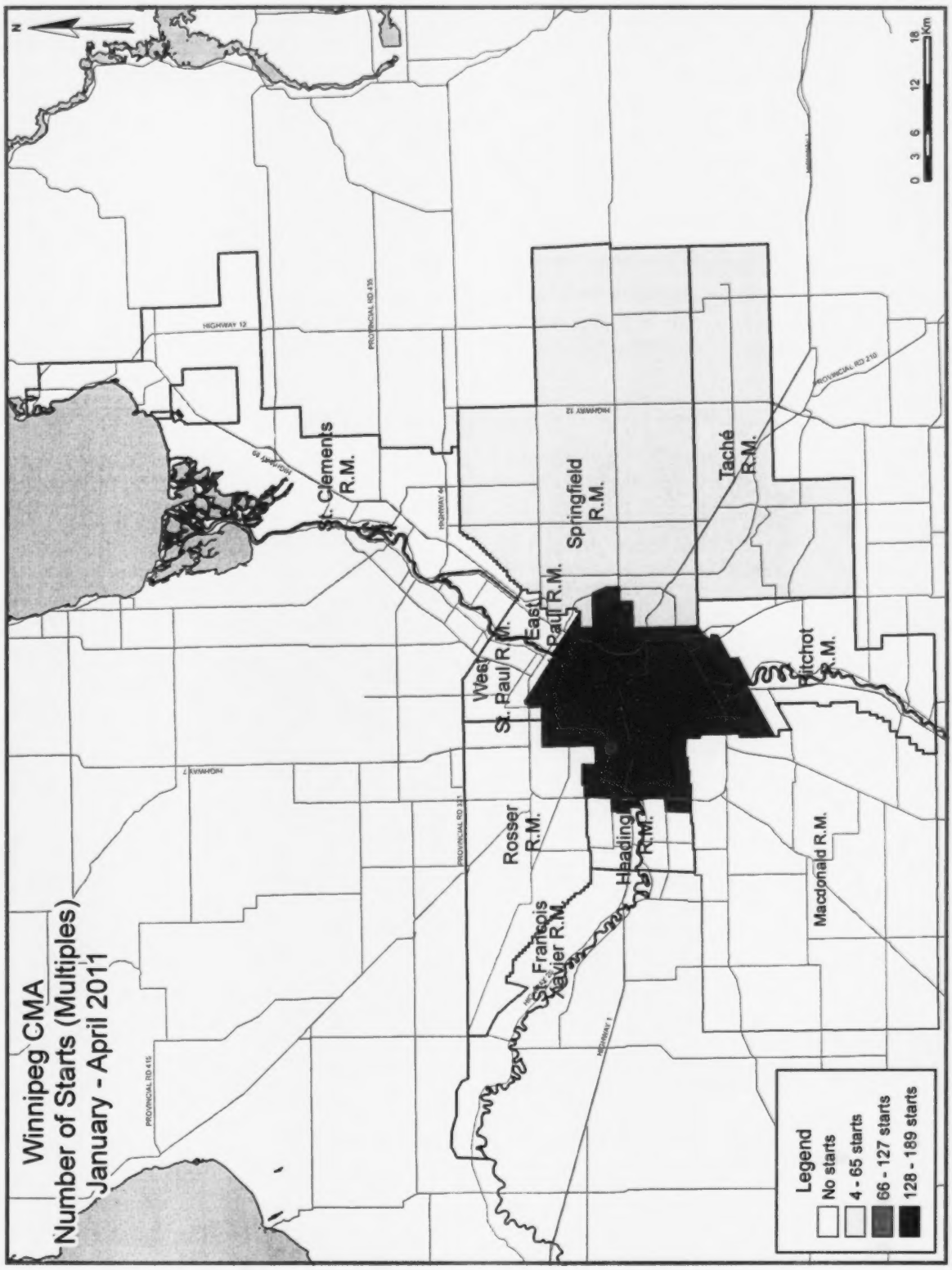


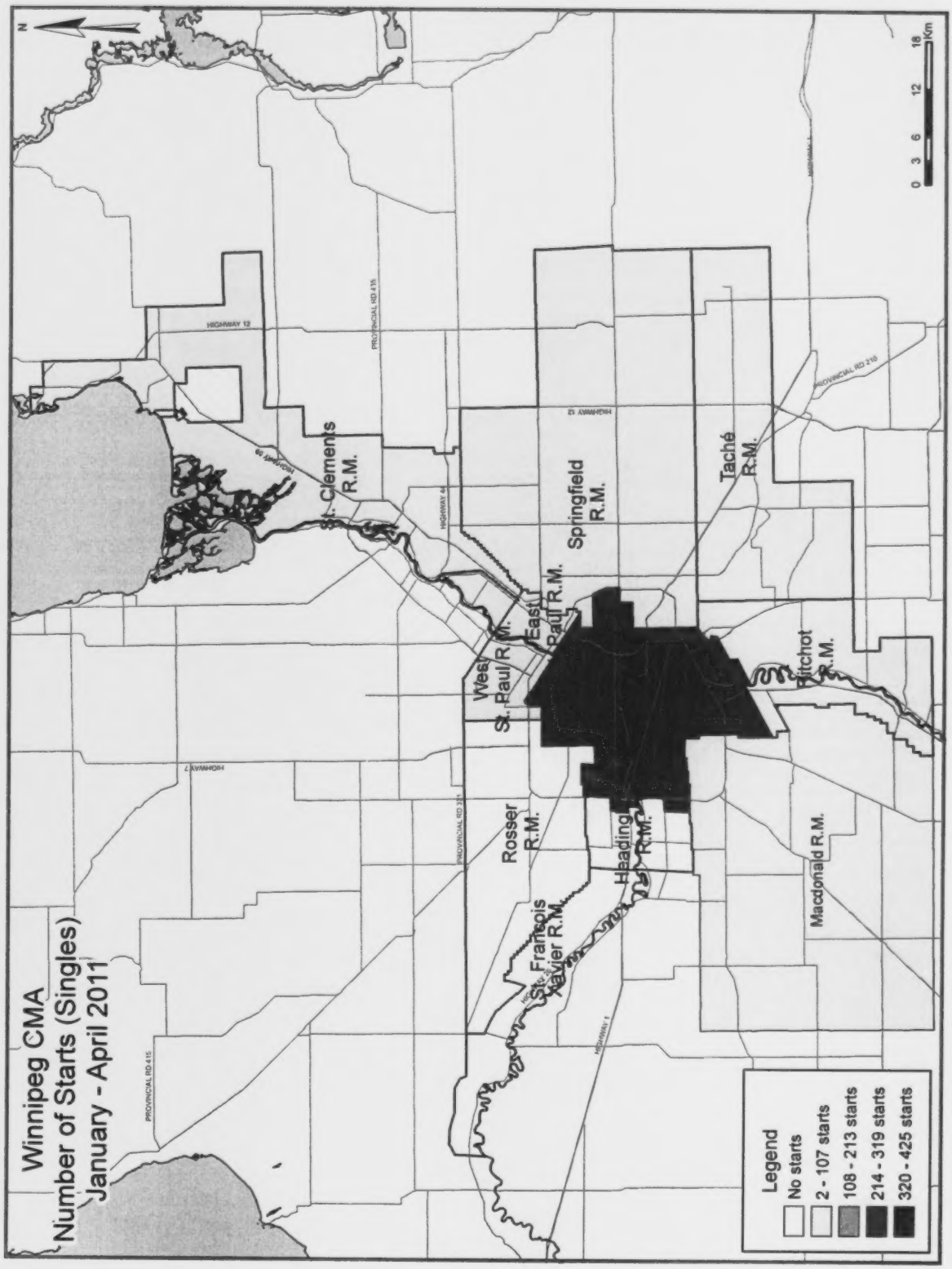
Source: CMHC

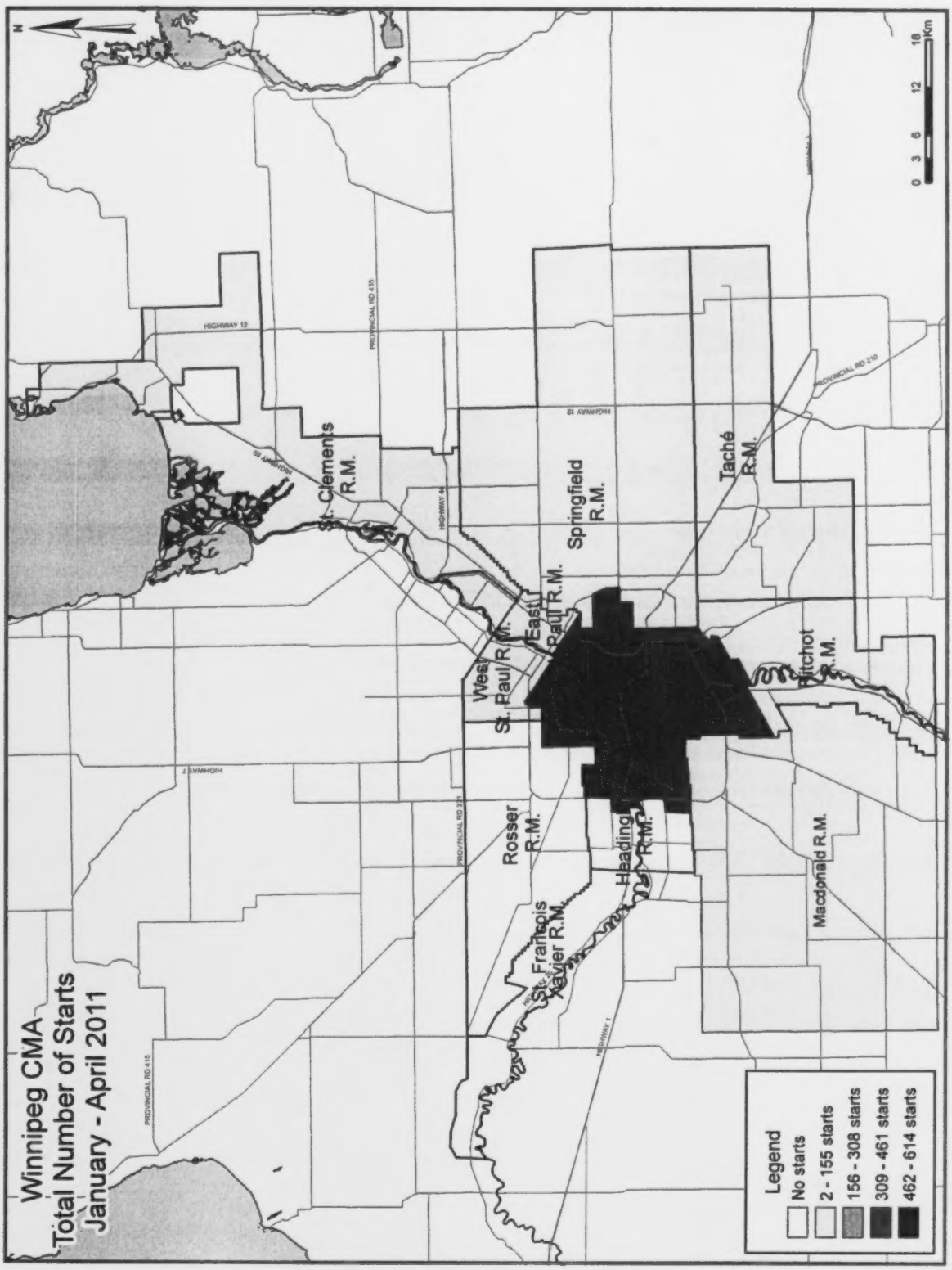

Winnipeg CMA
Number of Starts (Multiples)
April 2011
N
PROVINCIAL RD 415
HIGHWAY 7
HIGHWAY 59
HIGHWAY 12
St. Clements
R.M.
PROVINCIAL RD 415
HIGHWAY 44
PROVINCIAL RD 321
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
HIGHWAY 12
HIGHWAY 1
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
PROVINCIAL RD 210
Legend
No starts
46 - 50 starts
51 - 54 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
April 2011
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
2 - 36 starts
37 - 70 starts
71 - 104 starts
105 - 138 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
April 2011
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Ritchot R.M.
HIGHWAY 12
HIGHWAY 4
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
No starts
2 - 49 starts
50 - 97 starts
98 - 144 starts
145 - 192 starts


Winnipeg CMA
Number of Starts (Multiples)
January - April 2011
Legend
No starts
4 - 65 starts
66 - 127 starts
128 - 189 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Hitchot R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 221
PROVINCIAL RD 210
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - April 2011
N
0 3 6 12 18 Km
HIGHWAY 12
PROVINCIAL RD 415
HIGHWAY 44
HIGHWAY 12
PROVINCIAL RD 210
HIGHWAY 7
PROVINCIAL RD 213
HIGHWAY 1
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Pitchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 107 starts
108 - 213 starts
214 - 319 starts
320 - 425 starts


Winnipeg CMA
Total Number of Starts
January - April 2011
Legend
No starts
2 - 155 starts
156 - 308 starts
309 - 461 starts
462 - 614 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 415
HIGHWAY 44
HIGHWAY 59
HIGHWAY 7
PROVINCIAL RD 210
PROVINCIAL RD 221
PROVINCIAL RD 416
HIGHWAY 1
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	159	12	0	2	0	48	16	24	261
April 2010	155	0	0	0	19	0	0	0	174
% Change	2.6	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	50.0
Year-to-date 2011	502	22	4	7	46	96	19	55	751
Year-to-date 2010	517	4	0	2	49	110	0	155	837
% Change	-2.9	**	n/a	**	-6.1	-12.7	n/a	-64.5	-10.3
UNDER CONSTRUCTION									
April 2011	1,187	26	4	15	106	434	29	566	2,367
April 2010	935	12	0	6	104	175	0	314	1,546
% Change	27.0	116.7	n/a	150.0	1.9	148.0	n/a	80.3	53.1
COMPLETIONS									
April 2011	26	2	0	0	6	0	0	313	347
April 2010	108	0	0	1	0	0	3	0	112
% Change	-75.9	n/a	n/a	-100.0	n/a	n/a	-100.0	n/a	**
Year-to-date 2011	161	4	0	8	32	0	0	313	518
Year-to-date 2010	308	2	0	2	10	159	3	95	579
% Change	-47.7	100.0	n/a	**	**	-100.0	-100.0	**	-10.5
COMPLETED & NOT ABSORBED									
April 2011	104	2	0	9	10	83	0	202	410
April 2010	134	2	0	7	6	118	3	78	348
% Change	-22.4	0.0	n/a	28.6	66.7	-29.7	-100.0	159.0	17.8
ABSORBED									
April 2011	36	1	0	0	7	13	0	112	169
April 2010	97	3	0	3	1	1	0	21	126
% Change	-62.9	-66.7	n/a	-100.0	**	**	n/a	**	34.1
Year-to-date 2011	243	3	0	5	38	17	0	112	418
Year-to-date 2010	323	4	4	6	20	129	0	134	620
% Change	-24.8	-25.0	-100.0	-16.7	90.0	-86.8	n/a	-16.4	-32.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket April 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
April 2011	138	12	0	0	0	36	6	0	192
April 2010	141	0	0	0	19	0	0	0	160
East St. Paul R.M.									
April 2011	0	0	0	2	0	0	0	0	2
April 2010	2	0	0	0	0	0	0	0	2
Headingley R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	2	0	0	0	0	0	0	0	2
Rosser R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	6	0	0	0	0	0	0	0	6
Tache R.M.									
April 2011	6	0	0	0	0	12	10	24	52
April 2010	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2011	159	12	0	2	0	48	16	24	261
April 2010	155	0	0	0	19	0	0	0	174

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
April 2011	958	20	4	1	104	422	6	542	2,057
April 2010	747	8	0	2	104	175	0	314	1,350
East St. Paul R.M.									
April 2011	18	0	0	6	0	0	0	0	24
April 2010	14	0	0	2	0	0	0	0	16
Headingley R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	11	0	0	1	0	0	0	0	12
MacDonald R.M.									
April 2011	24	0	0	0	0	0	0	0	24
April 2010	30	0	0	0	0	0	0	0	30
Ritchot R.M.									
April 2011	16	0	0	0	0	0	0	0	16
April 2010	7	2	0	0	0	0	0	0	9
Rosser R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2011	46	0	0	0	0	0	0	0	46
April 2010	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	4	0	0	0	0	0	0	0	4
Springfield R.M.									
April 2011	65	6	0	8	2	0	0	0	81
April 2010	50	2	0	1	0	0	0	0	53
Tache R.M.									
April 2011	40	0	0	0	0	12	23	24	99
April 2010	24	0	0	0	0	0	0	0	24
West St. Paul R.M.									
April 2011	17	0	0	0	0	0	0	0	17
April 2010	16	0	0	0	0	0	0	0	16
Winnipeg CMA									
April 2011	1,187	26	4	15	106	434	29	566	2,367
April 2010	935	12	0	6	104	175	0	314	1,546

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
April 2011	12	2	0	0	6	0	0	313	333
April 2010	94	0	0	0	0	0	0	0	94
East St. Paul R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	1	0	0	0	0	0	0	0	1
Headingley R.M.									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	0	0	0	1	0	0	0	0	1
Macdonald R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	2	0	0	0	0	0	0	0	2
Rosser R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	5	0	0	0	0	0	0	0	5
Tache R.M.									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	1	0	0	0	0	0	3	0	4
West St. Paul R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2011	26	2	0	0	6	0	0	313	347
April 2010	108	0	0	1	0	0	3	0	112

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
April 2011	89	0	0	2	9	79	0	202	381
April 2010	123	2	0	0	5	113	0	78	321
East St. Paul R.M.									
April 2011	0	0	0	4	0	0	0	0	4
April 2010	2	0	0	3	0	0	0	0	5
Headingley R.M.									
April 2011	2	0	0	1	0	0	0	0	3
April 2010	0	0	0	2	0	0	0	0	2
MacDonald R.M.									
April 2011	4	0	0	0	0	0	0	0	4
April 2010	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
April 2011	1	2	0	0	0	0	0	0	3
April 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2011	1	0	0	0	0	4	0	0	5
April 2010	0	0	0	0	0	5	0	0	5
St. François Xavier R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2011	5	0	0	2	0	0	0	0	7
April 2010	3	0	0	2	0	0	0	0	5
Tache R.M.									
April 2011	0	0	0	0	1	0	0	0	1
April 2010	1	0	0	0	1	0	3	0	5
West St. Paul R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
April 2011	104	2	0	9	10	83	0	202	410
April 2010	134	2	0	7	6	118	3	78	348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
April 2011	19	0	0	0	7	13	0	112	151
April 2010	83	1	0	1	1	1	0	21	108
East St. Paul R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	1	0	0	0	0	0	0	0	1
Headingley R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2011	3	1	0	0	0	0	0	0	4
April 2010	3	2	0	2	0	0	0	0	7
Tache R.M.									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
April 2011	36	1	0	0	7	13	0	112	169
April 2010	97	3	0	3	1	1	0	21	126

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Winnipeg City	138	141	12	0	6	19	36	0	192	160	20.0
East St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Ritchot R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	1	0	0	0	0	0	0	5	1	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Tache R.M.	6	1	0	0	10	0	36	0	52	1	**
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Winnipeg CMA	161	155	12	0	16	19	72	0	261	174	50.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	425	444	18	8	56	43	115	265	614	760	-19.2
East St. Paul R.M.	6	8	0	0	0	0	0	0	6	8	-25.0
Headingley R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
MacDonald R.M.	12	15	0	0	0	0	0	0	12	15	-20.0
Ritchot R.M.	9	5	0	0	0	0	0	0	9	5	80.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	14	10	0	0	0	0	0	0	14	10	40.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	27	23	4	2	0	0	0	0	31	25	24.0
Tache R.M.	14	3	0	0	13	0	36	0	63	3	**
West St. Paul R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
Winnipeg CMA	509	519	22	10	69	43	151	265	751	837	-10.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Winnipeg City	0	19	6	0	36	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	10	0	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	19	16	0	48	0	24	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	50	43	6	0	84	110	31	155
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	13	0	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	50	43	19	0	96	110	55	155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Winnipeg City	150	141	36	19	6	0	192	160
East St. Paul R.M.	0	2	2	0	0	0	2	2
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	2	2	0	0	0	0	2	2
Ritchot R.M.	3	2	0	0	0	0	3	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	1	0	0	0	0	5	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	6	0	0	0	0	3	6
Tache R.M.	6	1	12	0	34	0	52	1
West St. Paul R.M.	2	0	0	0	0	0	2	0
Winnipeg CMA	171	155	50	19	40	0	261	174

Table 2.5: Starts by Submarket and by Intended Market January - April 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	446	445	131	160	37	155	614	760
East St. Paul R.M.	2	7	4	1	0	0	6	8
Headingley R.M.	0	4	0	0	0	0	0	4
MacDonald R.M.	11	15	1	0	0	0	12	15
Ritchot R.M.	9	5	0	0	0	0	9	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	14	10	0	0	0	0	14	10
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	30	25	1	0	0	0	31	25
Tache R.M.	14	3	12	0	37	0	63	3
West St. Paul R.M.	2	7	0	0	0	0	2	7
Winnipeg CMA	528	521	149	161	74	155	751	837

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Winnipeg City	12	94	4	0	4	0	313	0	333	94	**
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Ritchot R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
Tache R.M.	5	1	0	0	0	3	0	0	5	4	25.0
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Winnipeg CMA	26	109	4	0	4	3	313	0	347	112	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	96	245	8	4	26	6	313	254	443	509	-13.0
East St. Paul R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Headingley R.M.	4	3	0	0	0	0	0	0	4	3	33.3
MacDonald R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Ritchot R.M.	7	4	2	0	0	0	0	0	9	4	125.0
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	8	12	0	0	0	0	0	0	8	12	-33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	20	19	0	2	0	0	0	0	20	21	-4.8
Tache R.M.	19	11	0	0	0	3	0	0	19	14	35.7
West St. Paul R.M.	3	8	0	0	0	0	0	0	3	8	-62.5
Winnipeg CMA	169	310	10	6	26	9	313	254	518	579	-10.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Winnipeg City	4	0	0	0	0	0	313	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	4	0	0	3	0	0	313	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	26	6	0	0	0	159	313	95
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	26	6	0	3	0	159	313	95

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Winnipeg City	14	94	6	0	313	0	333	94
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	1	0	0	1	0	0	1	1
MacDonald R.M.	0	1	0	0	0	0	0	1
Ritchot R.M.	0	2	0	0	0	0	0	2
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	3	4	0	0	0	0	3	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	1	5	0	0	0	0	1	5
Tache R.M.	5	1	0	0	0	3	5	4
West St. Paul R.M.	2	0	0	0	0	0	2	0
Winnipeg CMA	28	108	6	1	313	3	347	112

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	95	245	35	169	313	95	443	509
East St. Paul R.M.	1	4	1	0	0	0	2	4
Headingley R.M.	3	2	1	1	0	0	4	3
MacDonald R.M.	6	4	2	0	0	0	8	4
Ritchot R.M.	9	4	0	0	0	0	9	4
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	8	12	0	0	0	0	8	12
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	19	20	1	1	0	0	20	21
Tache R.M.	19	11	0	0	0	3	19	14
West St. Paul R.M.	3	8	0	0	0	0	3	8
Winnipeg CMA	165	310	40	171	313	98	518	579

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
April 2011	1	5.6	3	16.7	10	55.6	1	5.6	3	16.7	18	342,900	412,755
April 2010	19	22.9	20	24.1	22	26.5	9	10.8	13	15.7	83	335,143	366,794
Year-to-date 2011	18	12.2	36	24.5	33	22.4	14	9.5	46	31.3	147	358,000	408,559
Year-to-date 2010	46	19.3	50	21.0	66	27.7	24	10.1	52	21.8	238	342,000	375,081
East St. Paul R.M.													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Headingley R.M.													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
MacDonald R.M.													
April 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	4	28.6	4	28.6	4	28.6	0	0.0	2	14.3	14	311,864	331,375
Year-to-date 2010	0	0.0	3	50.0	0	0.0	2	33.3	1	16.7	6	--	--
Ritchot R.M.													
April 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	3	42.9	1	14.3	2	28.6	0	0.0	1	14.3	7	--	--
Year-to-date 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Rosser R.M.													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2010	1	16.7	1	16.7	1	16.7	3	50.0	0	0.0	6	--	--
St. Francois Xavier R.M.													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
April 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
April 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	1	6.3	2	12.5	9	56.3	4	25.0	16	388,191	400,959
Year-to-date 2010	0	0.0	6	50.0	1	8.3	4	33.3	1	8.3	12	330,092	351,903
Tache R.M.													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	3	50.0	2	33.3	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2010	1	14.3	0	0.0	3	42.9	2	28.6	1	14.3	7	--	--
West St. Paul R.M.													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Winnipeg CMA													
April 2011	1	4.3	3	13.0	12	52.2	3	13.0	4	17.4	23	345,900	408,164
April 2010	19	20.2	25	26.6	23	24.5	13	13.8	14	14.9	94	335,572	367,398
Year-to-date 2011	28	13.7	46	22.4	45	22.0	27	13.2	59	28.8	205	358,000	400,247
Year-to-date 2010	49	17.2	61	21.4	72	25.3	38	13.3	65	22.8	285	345,184	379,862

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2011						
Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	412,755	366,794	12.5	408,559	375,081	8.9
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	331,375	--	n/a
Ritchot R.M.	--	--	n/a	--	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	400,959	351,903	13.9
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	408,164	367,398	11.1	400,247	379,862	5.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
April 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	457	-8.8	946	848	1,281	73.8	213,134	15.9	226,753
	February	671	8.1	965	1,051	1,345	71.7	215,230	10.6	221,411
	March	1,030	18.5	980	1,558	1,358	72.2	227,167	7.5	220,815
	April	1,242	14.3	1,004	1,958	1,499	67.0	236,574	11.3	226,116
	May	1,342	3.2	959	1,970	1,319	72.7	237,696	13.8	224,444
	June	1,369	-3.3	920	1,670	1,211	76.0	233,568	9.9	228,178
	July	1,127	-13.3	918	1,438	1,288	71.3	225,191	9.2	226,171
	August	955	-11.6	841	1,391	1,282	65.6	222,597	7.3	224,813
	September	1,088	3.7	990	1,472	1,320	75.0	222,599	6.2	229,582
	October	901	-2.5	998	1,149	1,333	74.9	229,467	8.9	234,125
	November	777	-2.0	985	954	1,344	73.3	226,886	12.2	236,030
	December	613	7.9	1,067	516	1,395	76.5	239,182	13.9	243,401
2011	January	525	14.9	1,072	981	1,428	75.1	229,715	7.8	238,866
	February	730	8.8	1,050	1,183	1,461	71.9	228,180	6.0	237,301
	March	1,112	8.0	1,041	1,412	1,298	80.2	241,955	6.5	240,793
	April	1,091	-12.2	989	1,597	1,286	76.9	240,655	1.7	228,417
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,158	8.4		3,457			220,484	10.7	
	Q1 2011	2,367	9.7		3,576			234,992	6.6	
	YTD 2010	3,400	10.5		5,415			226,361	11.0	
	YTD 2011	3,458	1.7		5,173			236,779	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	114.7	114.1	402	5.7	70.0	732
	February	604	3.60	5.39	116.9	114.4	402	5.8	70.0	733
	March	631	3.60	5.85	117.4	114.5	403	5.7	70.1	731
	April	655	3.80	6.25	117.8	114.6	405	5.6	70.1	731
	May	639	3.70	5.99	118.1	114.8	407	5.7	70.5	734
	June	633	3.60	5.89	118.6	114.6	409	5.8	70.8	744
	July	627	3.50	5.79	118.9	114.5	410	6.0	71.1	754
	August	604	3.30	5.39	119.3	114.6	411	6.0	71.2	759
	September	604	3.30	5.39	119.4	114.9	412	5.8	71.1	763
	October	598	3.20	5.29	119.4	115.6	413	5.6	71.0	768
	November	607	3.35	5.44	119.4	115.8	411	5.4	70.3	770
	December	592	3.35	5.19	120.7	115.3	410	5.4	70.0	772
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.9	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.1	771
	April	621	3.70	5.69		117.9	410	5.7	70.0	773
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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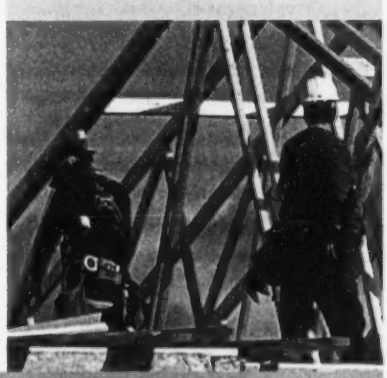

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